

9000 E. Nichols Ave

Centennial, Colorado 80112



highland court



UNDER NEW LOCAL OWNERSHIP & MANAGEMENT! OGILVIE PARTNERS

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BUILDING FEATURES

RBA:	93,055 RSF
STORIES:	2 Stories
YEAR BUILT:	1984
PARKING:	3.7 : 1,000
	Free Surface Parking, Covered Reserved \$75/month

BUILDING AMENITIES

- Tenant Lounge with Shuffleboard!
- Fitness Facility, Showers & Lockers!
- Executive Covered Parking
- I-25 & C-470 Direct Access
- Loading Dock
- Adjacent to Park Meadows Mall & Numerous Restaurants
- Abundant On-site Storage Space Available

EXCITING SPEC SUITE & CAPITAL IMPROVEMENT ANNOUNCEMENTS COMING SOON!

AREA AMENITIES (WITHIN ONE MILE)

- Heidi's Brooklyn Deli
- MAD Greens
- Garbanzo
- MOD pizza
- Park Meadows
- Firehouse Subs
- Jason's Deli
- Chipotle Mexican Grill
- Buffalo Wild Wings
- Red Lobster
- Chick-fil-A
- Burger King
- Panda Express
- Smash Burger
- Which Wich
- Cold Stone Creamery
- Sonodas Sushi
- J. Alexander's
- Rock Bottom Restaurant & Brewery
- Longhorn Steakhouse
- Genghis Grill
- Wahoo's Fish Taco
- Centennial Promenade Retail (826,678 RSF of retail within walking distance!)
- IKEA
- Park Meadows Mall (160 stores & Services!)
- Home Depot
- Bed Bath & Beyond
- Barnes & Noble



expansive FITNESS CENTER



modern TENANT LOUNGE



new SHOWERS & LOCKERS



common CONFERENCE



renovated LOBBY



incredible CAMPUS LANDSCAPING

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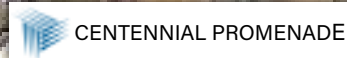
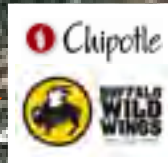
EXTRAORDINARY
ACCESS TO
AMENITIES!

CBD

DTC



Highland Court



County Line Road



E-470

Dry Creek Station



County Line Station



36 Dining Options!
140+ Retail Destinations!

- | | | |
|-------------------|--------------------|-----------------------|
| Brio Tuscan Grill | Perry's Steakhouse | Yard House |
| earls | The Melt | White Chocolate Grill |
| La Sandia | Thai Basil | Red Robin |
| PF Changs | Cheesecake Factory | |



CENTENNIAL PROMENADE

10 Dining Options! 55+ Retail Destinations!

- | | | |
|---------------------|-------------------|--------------|
| J. Alexander's | Genghis Grill | IKEA |
| Rock Bottom | Wahoo's Fish taco | World Market |
| Sonoda's Sushi | Jason's Deli | REI |
| Longhorn Steakhouse | Firehouse Subs | |

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